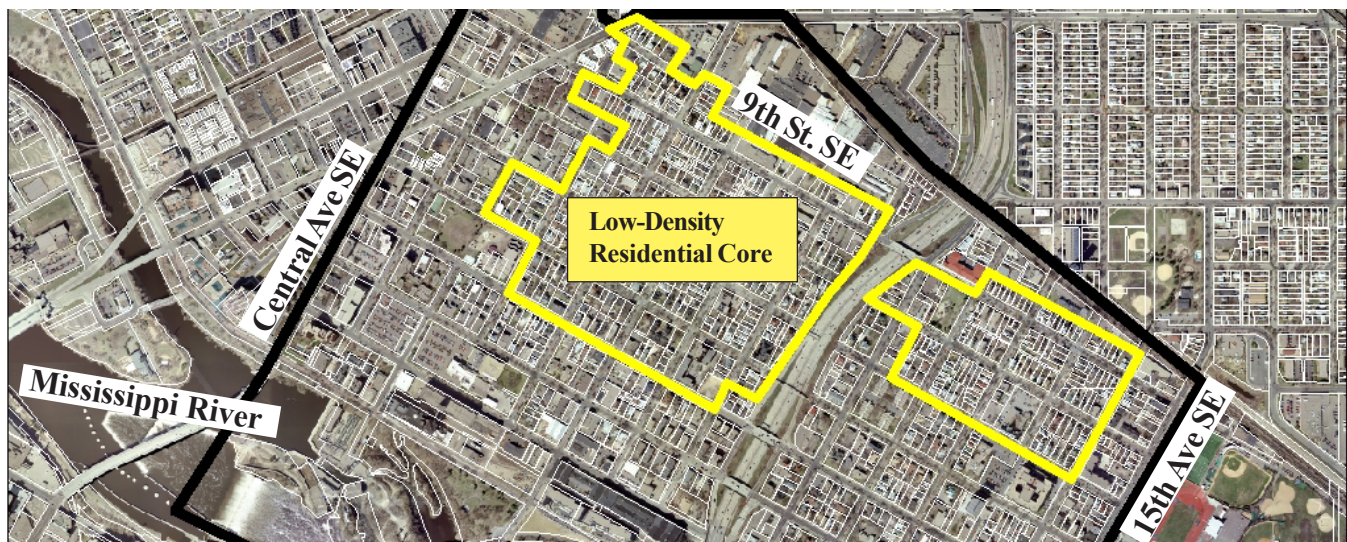


MARCY-HOLMES NEIGHBORHOOD

Strengthen The Low-Density Residential Core

Potential Housing Restoration, Reuse, and Redevelopment

The Marcy-Holmes neighborhood is a historic Minneapolis residential neighborhood that contains a wealth of historic and architectural assets; many beautifully restored houses, others renovated and converted to condominiums, and still others that are ripe for reinvestment. The oldest neighborhood in the city, as documented in resident Penny Petersen's book *Hiding in Plain Sight*, Marcy-Holmes is within walking distance of the Mississippi River, downtown Minneapolis, the Stone Arch Bridge with its marvelous view of St. Anthony Falls, the Mill City Museum, the new Guthrie Theater, and the University of Minnesota East Bank and West Bank campuses. The neighborhood includes three bustling and unique retail and entertainment districts: East Hennepin Avenue (Old St. Anthony) to the west, Dinkytown to the east, and St. Anthony Main to the south. Along the river, the historic Pillsbury A Mill complex will soon be renovated and redeveloped with upscale high-rise residential condominiums, along with numerous other new residential developments located along the edges of this interesting and somewhat hidden neighborhood.



The core of the neighborhood, as identified on the aerial photo above, is dominated by low-density housing, including the Fifth Street Historic District. The neighborhood is committed to preserving low-density owner-occupied houses in the neighborhood's core area. The neighborhood has identified the following concerns and opportunities facing its low-density residential area:

Concerns

- Loss of low-density home choices due to conversion into multi-unit rental buildings
- Overcrowding of original single-family houses due to conversion into multi-unit rental buildings
- Imbalance in the types of housing choices with just 15% of the neighborhood's housing being owner-occupied
- Housing code violations and deterioration of low-density houses and yards within the neighborhood
- Replacement of groups of existing single-family houses in the neighborhood core with new higher density multi-family apartment buildings

Opportunities

- Preserve historic character of low-density houses in the core
- Rehabilitate and convert multi-unit rental houses back to their original owner-occupied single-family use
- Convert some rental housing to condominium or cooperative ownership
- Attract university faculty and employees to live in the neighborhood
- Capitalize on neighborhood's location within walking distance of downtown Minneapolis, the Mississippi Riverfront, and other destinations

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A diverse neighborhood, its low-density residential core currently houses professionals, academics, current and former public officials as well as students in single-family houses, condominium complexes of historic and newly built houses, and low-rise apartment buildings. The Marcy-Holmes neighborhood is committed to preservation of low-density owner-occupied houses in the neighborhood's low-density residential core area. The neighborhood is very interested in attracting further restoration, renovation, reuse and redevelopment of existing housing in the low-density residential core. The following photos show some examples of existing low-density housing that have been restored as family homes, renovated or converted to duplexes or condominiums, along with infill redevelopment housing and others that offer potential for reinvestment.

Restoration of Homes



Reuse/Conversion to Duplex or Condo



Infill Redevelopment



Potential for Reinvestment

